# \$255,000 - 13, 275 Columbia Boulevard W, Lethbridge

MLS® #A2208034

# \$255,000

3 Bedroom, 3.00 Bathroom, 996 sqft Residential on 0.00 Acres

Varsity Village, Lethbridge, Alberta

This charming 2-storey townhouse condo at #13 - 275 Columbia Blvd W is perfectly located near the University of Lethbridge, shopping, and schools, making it an excellent choice for investors or parents looking for a student rental. The main floor features an open-concept design with a bright living area, a functional kitchen, and a convenient half-bathroom. Upstairs, you'll find three spacious bedrooms and a full bathroom. The fully finished basement adds even more living space with a large family room and an additional 3-piece bathroom. With its prime location and versatile layout, this townhouse is a fantastic opportunity for rental income or comfortable student living. Don't miss out on this great opportunity!

Built in 1976

#### **Essential Information**

MLS® # A2208034 Price \$255,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 996

Acres 0.00

Year Built 1976

Type Residential







Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 13, 275 Columbia Boulevard W

Subdivision Varsity Village

City Lethbridge
County Lethbridge

Province Alberta
Postal Code T1K 4B8

# **Amenities**

Amenities None

Parking Spaces 1

Parking Off Street

### Interior

Interior Features Ceiling Fan(s), Storage

Appliances See Remarks
Heating Forced Air

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Landscaped, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 5

Zoning R-75

# **Listing Details**

Listing Office Lethbridge Real Estate.com

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